
North Coast Regional Water Quality Control Board

January 13, 2025

Joy Trissal
525 Virginia Circle
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21johnjoy@gmail.com

Dear Joy Trissal:

Subject: Directive to Submit Site Investigation Work Plan Pursuant to Water Code Section 13267

**Site: Former Norge Cleaners
723 South State Street, Ukiah, CA 95482
Case No. 1NMC646**

This Order directs Joy Trissal, as the current owner of the property located at 723 South State Street in Ukiah, California, and prior business owner/operator of the former Norge Cleaners (site), to submit a site investigation work plan that assess the conditions at the Site from which a discharge or suspected discharge of waste has occurred and from which discharges or suspected discharges continue to occur through subsurface migration.

Background

The site building was constructed in 1962 and became operational as the Norge Laundry and Cleaning Village dry cleaning business in 1963 under the property and business ownership Milton and Bernice Jones. In 1969, the property and business were sold to Eugene (Gene) and Salee Dal Pozzo (also known as Sarah Heimbach) in 1969, and Gene Dal Pozzo became the sole owner in 1971 following divorce. It is unknown what type of chemicals were used during the Jones's and Dal Pozzo's ownership of the property and business; however, Milton and Bernice Jones, Gene and Salee Dal Pozzo are all deceased. In 1986, Joy and Philip Trissal purchased the business; however, in 1988, Joy and Philip Trissal divorced. Philip Trissal passed away in 2007. Following the passing of Gene Dal Pozzo in 1987, Joy Trissal purchased the property from the heirs of Gene Dal Pozzo in 1991 and was then the sole property and business owner. Joy Trissal later married John Rankin; however, the business and property remained in Joy's name.

During Joy Trissal's ownership of the property and business, it is known that tetrachloroethylene (PCE) was used in business operations. In an effort to become

more environmentally conscious, Joy switched to using GreenEarth in 2011. In 2018, Blanca Cervantes purchased the business; however, in 2021 a fire destroyed the building. Since 2021, the structure has not been rebuilt and therefore the business had not been in operation.

On August 15, 2023, EBA Engineering (EBA) collected two sub-slab soil vapor samples in the area of the site's former dry-cleaning building as part of a phase II environmental site assessment. Soil vapor samples were submitted to a certified analytical laboratory for analysis of halogenated volatile organic carbons by EPA Method TO-15 SIM. In a draft *Subslab Vapor Sampling Report* dated September 7, 2023, EBA submitted the data to North Coast Regional Water Board (Regional Water Board) staff via electronic mail on September 13, 2023. Analytical results from subslab sampling revealed the presence of highly elevated concentrations of chlorinated solvents such as PCE, trichloroethylene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), trans-1,2-dichloroethene (trans-1,2-DCE), and vinyl chloride (VC) at concentrations up to 29,700,000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), 2,090,000 $\mu\text{g}/\text{m}^3$, 894,000 $\mu\text{g}/\text{m}^3$, and 15,300 $\mu\text{g}/\text{m}^3$, respectively. Soil vapor PCE concentrations beneath the site present a risk for vapor intrusion of chlorinated solvents to adjoining property buildings, nearby residential buildings, and to future site building(s) in the event of site redevelopment. Adjoining property uses include the Ukiah Natural Foods Co-op to the north that shares a common wall with the site's former building, Mendocino County's Family & Children Services building to the south, parking to the west, and residences to the east. Limited investigation has been completed due to lack of funds, therefore, the source of PCE in soil vapor has not been confirmed but may be due to off gassing of PCE from impacted groundwater and/or soil.

Directive to Submit a Site Assessment Work Plan

Further assessment is needed to assess soil, vapor, indoor air and groundwater. Therefore, Joy Trissal is required to:

1. Submit a site investigation work plan to evaluate vapor intrusion, soil vapor, soil and groundwater from chlorinated solvents. The work plan must show the locations of proposed sampling as well as proposed sampling methodologies and chemical analyses.
2. Submit the site investigation work plan to the Regional Water Board Executive Officer for review and approval by **May 15, 2025**. Any extension to this deadline must be confirmed in writing by the Regional Water Board Executive Officer or his/her delegee.
3. The work plan must be prepared and stamped by a California-licensed Professional Geologist or Professional Engineer.
4. Submit the work plan and all subsequent investigation-related documents in electronic format to the State Water Resources Control Board's GeoTracker database, pursuant to the California Code of Regulations (Title 23, Section 3890, et seq.). A report of investigation is required within 90 days of Regional Water Board concurrence with the work plan but no later than **October 31, 2025**. Guidance for electronic information submittal is available on our website at https://www.waterboards.ca.gov/ust/electronic_submittal/. Please note that this

requirement includes all analytical data, sampling location information (latitudes, longitudes, elevations, and water depth), site maps, and boring logs, and GeoTracker electronic deliverable format of laboratory analytical results.

Basis of 13267 Order Requirements

Under the California Water Code, Section 13267(b), the Regional Water Board may require "any person who has discharged, discharges, or is suspected of discharging, or proposes to discharge waste" to furnish technical or monitoring program reports. The requirement for the work plan is made pursuant to California Water Code Section 13267.

The work plan requirement is based on the detections of chlorinated solvents in soil vapor beneath the Site, indoor air in adjoining buildings, and the use of solvents. The burdens, including costs, of these reports bear a reasonable relationship to the need for the reports and the benefits to be obtained from the reports. The technical workplan required by this Order is needed by the Regional Water Board in order to determine whether the site is a source of waste discharges and to determine whether the subsurface soil conditions at the site are causing or threatening to cause discharges of waste to waters of the State within the Basin. The estimated cost of preparing the work plan is approximately **\$5,000**.

If you have any questions or would like to meet to discuss this case, please call Kelsey McLaughlin of my staff at (707) 576-2466 or at Kelsey.McLaughlin@waterboards.ca.gov.

Sincerely,

Valerie Quinto
Executive Officer

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